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WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires July 19, 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$152,425.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **9TH DAY OF MARCH, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALSIE CLUFF, JR.	SAME	**62-2-B-155CO**
(NAME)	(NAME)	
4172 LONG FELLOW DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BEAZER HOME CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALSIE CLUFF, JR. and MARIAN A. CLUFF, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 199 ON THE PLAN OF ABBINGTON PARK, PHASE ONE-SECTION FOUR OF RECORD IN INSTRUMENT NO. 20050110-0003256 RECORDED JANUARY 10, 2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION BY DEED FROM J.E. STEVENSON, TRUSTEE OF RECORD IN INSTRUMENT NO. 20031002-0145230 DATED SEPTEMBER 30, 2003 AND RECORDED OCTOBER 2, 2003 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **4172 LONG FELLOW DRIVE, NASHVILLE, TN 37214**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness **my hand this 9th day of March, 2006.**

BEAZER HOME CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION

By: Teresa Shipman

Teresa Shipman, agent

Davidson County DEEDWARR
Recvd: 03/14/06 13:46 2 pgs
Fees:13.00 Taxes:563.97

20060314-0029305

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Teresa Shipman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged **herself** to be the Sales and **Marketing Administrator of Beazer Home Corp. d/b/a Phillips Builders, a Tennessee Corporation,** the within named bargainor, and that as such Sales and Marketing Administrator, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by **herself** as **Sales and Marketing Administrator.**

Witness my hand and official seal at **Nashville**, Tennessee this **9th day of March, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

